

C P D TRUST FUND

England & Wales · Charity number 328370

Details

Status Registered

Legal form Trust

Registered 1989-10-09

Register [View on the Charity Commission register](#)

Contact

Address 35 Derby Road
Long Eaton
Nottingham
NG10 1LU

Phone 01159725222

Activities

Objects: A) THE ADVANCEMENT OF THE CHRISTIAN FAITH B) THE RELIEF OF POVERTY HUNGER AND DISEASE C) THE ADVANCEMENT OF EDUCATION D) THE PROVISION OF NURSING HOMES, HEALTH FACILITIES, SHELTERED HOUSING OR OTHER SUITABLE ACCOMODATION FOR THE COMFORT HEALTH, SAFETY AND WELFARE OF THE ELDERLY, INFIRM, CHRONICALLY AND TERMINALLY SICK OF ALL AGES, HANDICAPPED OR SOCIALLY DISADVANTAGED PERSONS.

Activities: Making grants to charities with a Christian ethos

Classification

- **How:** Makes Grants To Organisations
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities, Other Charitable Purposes
- **Who:** Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- Cheshire East
- Derby City
- Derbyshire
- Leicester City
- Leicestershire
- Lincolnshire
- Nottingham City
- Nottinghamshire
- Sheffield City
- Staffordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£79,165	£48,373	-	-
2023-12-31	£30,893	£26,770	-	-
2022-12-31	£33,578	£480	-	-
2021-12-31	£29,500	£493	-	-
2020-12-31	£29,560	£150,480	-	-

Trustees

Name	Role	Appointed
Benjamin Philip Bourne	Chair	2024-02-27
Andrew John Redfern		2014-12-01
JANE ANNE TAFT		2013-10-21
John Millard		2026-03-13

C P D TRUST FUND

England & Wales - Charity number 328370

Accounts

REGISTERED CHARITY NUMBER 328370

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
CPD TRUST FUND**

CPD TRUST FUND

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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CPD TRUST FUND
GENERAL INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2024

CHARITY NUMBER 328370

PRINCIPAL ADDRESS A Redfern
Constantia House
Cavendish Road
Matlock
Derbyshire
DE4 3GY

INDEPENDENT EXAMINERS TCP (GB) LLP
1 Crow Hill Drive
Mansfield
Nottinghamshire
NG19 7AE

BANKERS Kingdom Bank
Ruddington Fields Business Park
Mere Way
Ruddington
Nottingham
NG11 6JS

National Westminster Bank plc
250 Bishops Gate
London
EC2M 4AA

CPD TRUST FUND

TRUSTEES ANNUAL REPORT FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

Introduction

The CPD Trust Fund is a registered charitable trust.

Trustees

The Trustees during the year and at the year-end were:

Andrew J Redfern (Treasurer)
David P Negus (Chair, Retired on 27th February 2024)
Benjamin P Bourne (Chair, Appointed on 27th February 2024)
Jane A Taft

All Trustees were appointed under the terms of the Trust Deed.

Aims and Organisation

The Trust Fund was commenced in December 1988.

The objectives of the Trust are

- the advancement of the Christian Faith
- the relief of poverty, hunger and disease
- the advancement of education
- the provision of facilities for the sick, disabled and disadvantaged.

Review of Financial Activities and Affairs

The Trust's primary source of income during the year continued to be the ground rent receivable in respect of the former Warde Aldam Hospital site, now a nursing home in South Elmsall near Pontefract. In addition it received interest on the balance of its cash deposits. Due to a change of banking arrangements the amount of interest received was higher than in 2023.

The Trustees met twice during the 2024 financial year, in order to: -

- a) Receive the resignation on retirement of the Chair David Negus, and thank him for his long service to the Trust;
- b) Appoint Ben Bourne as a Trustee and as the new Chair;
- c) Agree two new grants to the Canaan Trust and the Weinman Trust, both paid in 2024;
- d) Agree a new grant to Derby City Mission, which was paid over in 2025;
- e) Consider the progress of other projects to which the Trust may be asked to contribute at a future stage of their development.

The Trustees plan to meet at least twice during 2025. As well as considering applications for funding they hope to consider the appointment of at least one more new Trustee, thus increasing their number from three to four.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
(CONTINUED)

Grants Paid in the Year

The Trust made two grants during the 2024 calendar year, whose total value was £35,000.

One of these was a grant of £30,000 to the Canaan Trust. This was towards the cost of refurbishing Aspire House in Long Eaton (Derbyshire), a property that had been acquired by the Canaan Trust to provide safe, secure supported accommodation for homeless women. The refurbishment was successfully completed in the summer of 2025 and the new service opened in July of the same year.

The other grant made during 2024 was of £5,000 to the Wainman Trust. This was to enable the trust to enhance the range and quality of the services it provides to vulnerable older people. The Wainman Trust is a previous recipient of funding from the C P D Trust Fund. Its purpose, objectives and values align closely with the Christian ethos of the fund.

The Trustees retain their preference for making substantial, one-off donations that will have a transformational impact, or contribute to the cost of a larger project. In recent years this has not been possible due to the low level of funds that remained following the assistance given to the Carpenters Arms Trust prior to the Covid-19 pandemic. However, a healthy cash position was re-established in 2022, and it has been strengthened by continuing income of £7,375 per quarter from the letting of Warde Aldam. This figure has now risen to £11,672 per quarter as the agreed outcome of a rent review. The backdating of this uplift to July 2022 has resulted in a sharp rise in receipts for 2024, when compared to 2023. On 31st December the Trust's net assets stood at £229,898, of which £193,493 was held as cash in current or short-term deposit accounts. There has also been a rise in the interest received on these deposits due to a decision that was taken in 2023, to move the main banking facility from Cafbank to Natwest.

Significant costs were incurred during the year on professional fees, to negotiate a successful outcome to the rent review. These will not recur in 2025 or subsequent years, but their impact on the level of income will endure. For the reason given above, 2024 was an exceptional year but the income in 2025 and beyond is likely to settle at approximately £48k per annum – thus building the capacity of the Trust to make significant new grants. The first of these – of £60,000 to Derby City Mission was agreed by the Trustees in November 2024 and paid over during 2025. This will be included in the next set of statutory accounts.

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment. Where possible the Trust seeks to provide seed capital enabling the recipient charity to obtain match funding or grant assistance elsewhere to complete the total project funding. In exceptional cases, the Trust may consider making a grant (and/ or a loan) amounting to the whole or most of the cost of the project. Smaller grants to enhance existing charitable work, or add a dimension to it, may also be considered. The Trust does not normally make grants to assist with day-to-day running costs.

In the coming year the Trustees will consider further applications and receive updates on other Christian projects that are eligible for the Trust's assistance and may benefit from it in due course.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
(CONTINUED)

Adopted Policy on Reserves

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment.

In exceptional cases, the Trust may consider making a grant (and/ or loan) amounting to the whole or most of the cost of the project. This happened in the case of the assistance provided to The Carpenters Arms Trust (previously 'Homes for the Homeless') that enabled it to purchase a property at Kegworth. A temporary consequence was to reduce the reserves of the Trust to a very low level.

However, the subsequent repayment of the loan element combined with the continuing – and now increased – income from Warde Aldam has increased the reserves. The Trust had net assets of £229,898 at the end of 2024. This has allowed the Trustees to make new grants, including those to the Canaan Trust and the Wainman Trust in 2024, and to Derby City Mission early in 2025. They expect to make further contributions to Christian projects and services during the remainder of 2025 and in future years.

Signed on behalf of the Trustees



A Redfern
Treasurer
29 October 2025

CPD TRUST FUND
INDEPENDENT EXAMINERS REPORT
TRUSTEES OF THE CPD TRUST FUND
FOR THE YEAR ENDED 31 DECEMBER 2024

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



TCP (GB) group limited
1 Crow Hill Drive
Mansfield
Nottinghamshire
NG19 7AE

29 October 2025

CPD TRUST FUND
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2024

	2024		2023	
	£	£	£	£
RECEIPTS				
Rents receivable		76,405		29,500
Other income		-		-
Bank interest received		2,760		1,393
		79,165		30,893
PAYMENTS				
GRANTS PAID				
Wainman Trust	5,000		-	
Canaan Trust Aspire	30,000		-	
MANAGEMENT AND ADMINISTRATION				
Bank fees		-	92	
Accountancy fees	420		420	
Professional fees	12,953		3,611	
		48,373		4,123
SURPLUS OF INCOME OVER EXPENDITURE		£30,791		£26,770

CPD TRUST FUND
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2024

	2024		2023	
	£	£	£	£
CURRENT ASSETS				
Kingdom Bank	46,622		163,887	
Natwest Account	41,846		-	
Natwest Reserve Account	95,025		28,344	
Income debtor	46,905		7,375	
	230,398		199,606	
CURRENT LIABILITIES				
Accruals	500		500	
	229,898		199,106	
NET CURRENT ASSETS	229,898		199,106	
NET ASSETS	£ 229,898		£ 199,103	
REPRESENTED BY ACCUMULATED FUND				
Opening balance	199,106		172,337	
Surplus for the year	30,791		26,769	
	£ 229,898		£ 199,106	

CPD TRUST FUND
NOTES TO THE ACCOUNTS
31 DECEMBER 2024

1. ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on a receipts and payments basis.

C P D TRUST FUND

England & Wales - Charity number 328370

Accounts

REGISTERED CHARITY NUMBER 328370

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
CPD TRUST FUND**

CPD TRUST FUND

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CPD TRUST FUND
GENERAL INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2023

CHARITY NUMBER	328370
PRINCIPAL ADDRESS	A Redfern Constantia House Cavendish Road Matlock Derbyshire DE4 3GY
INDEPENDENT EXAMINERS	tcp (gb) group limited 1 Crow Hill Drive Mansfield Nottinghamshire Ng19 7AE
BANKERS	CAF Bank Ltd (to 26 May 2023) 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ Kingdom Bank Ruddington Fields Business Park Mere Way Ruddington Nottingham NG11 6JS National Westminster Bank plc (From 1 September 2023) 250 Bishops Gate London EC2M 4AA

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

Introduction

The CPD Trust Fund is a registered charitable trust.

Trustees

The Trustees during the year and at the year-end were:

Andrew J Redfern
David P Negus
Jane A Taft

All Trustees were appointed under the terms of the Trust Deed.

Aims and Organisation

The Trust Fund was commenced in December 1988.

The objectives of the Trust are

- the advancement of the Christian Faith
- the relief of poverty, hunger and disease
- the advancement of education
- the provision of facilities for the sick, disabled and disadvantaged.

Review of Financial Activities and Affairs

The Trust's income during the year continued to comprise the ground rent receivable in respect of the former Warde Aldam Hospital site near Rotherham. In addition it received interest on the balance of cash at the bank. Due to a change of banking arrangements the amount of interest received was higher than in 2022.

In recent years the Trust has used CAF Bank Limited as its primary banker, operating the current account into which the quarterly income payments for Warde Aldam were received. However an increase in charges, combined with greater bureaucratic demands and a dated on-line payment system that was not considered user-friendly, resulted in a decision to close the CAF Bank account. A new, replacement account was established with NatWest Bank and this has proved more satisfactory. A simultaneous transfer of balances to Kingdom Bank has resulted in higher interest receipts.

The Trustees met once during the during the 2023 financial year, in order to: -

- a) Review reports on the use of grants previously made; and
- b) Consider the progress of certain other projects to which the Trust may be asked to make substantial contributions at a future stage of their development.

The Trustees plan to meet at least twice during 2024. As well as considering applications for funding they hope to confirm the appointment of at least one new Trustee in order to facilitate succession planning. They will also note the outcome of a pending rent review for Warde Aldam, which is likely to increase the level of future regular income and thus the capacity of the Trust to make grants to suitable organisations. Once agreed, the new rent will be backdated to the review date (which was in July 2022) so a back-payment is likely to be received.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023
(CONTINUED)

Grants Paid in the Year

The Trust did not make any new grants during the year. It is expected that at least one grant, and possibly more, will be made during 2024.

The Trustees retain their preference for making substantial, one-off donations that will have a transformational impact, or contribute to the cost of a larger project. In recent years this has not been possible due to the low level of funds that remained following the assistance given to the Carpenters Arms Trust. However, as previously reported a healthy cash position was re-established during 2022.

This was partly due to the repayment of a loan that the Trust had previously made to the Carpenters Arms. The original value of this loan was £110,000 (made alongside a £150,000 grant) to help finance the purchase of a property. This has since been re-financed and the balance of the outstanding balance of the loan (plus accrued interest) was returned to the Trust in 2022. In addition, the continuing income of £7,375 per quarter from Warde Aldam, which is shortly to increase, means that the Trust now has the resources to consider new grant applications.

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment. Where possible the Trust seeks to provide seed capital enabling the recipient charity to obtain match funding or grant assistance elsewhere to complete the total project funding. In exceptional cases, the Trust may consider making a grant (and/ or loan) amounting to the whole or most of the cost of the project. Smaller grants to enhance existing charitable work, or add a dimension to it, may also be considered. The Trust does not normally make grants to assist with day-to-day running costs.

An application has been made by The Canaan Trust, a Christian Charity working in Long Eaton (Derbyshire) and Beeston (Nottinghamshire) for assistance with the cost of a major refurbishment project that will provide additional units of supported accommodation for homeless people. This project is due to commence in 2024, and the request for support will be considered by the Trustees early in the new calendar year. They will also receive updates on other Christian projects that are eligible for the Trust's assistance and may benefit from it in due course.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023
(CONTINUED)

Adopted Policy on Reserves

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment.

In exceptional cases, the Trust may consider making a grant (and/ or loan) amounting to the whole or most of the cost of the project. This happened in the case of the assistance provided to The Carpenters Arms Trust (previously 'Homes for the Homeless') that enabled it to purchase a property at Kegworth. A temporary consequence was to reduce the reserves of the Trust to a very low level.

However, the subsequent repayment of the loan element combined with the continuing income from Warde Aldam has increased the reserves. The Trust had net assets of £199,106 at the end of 2023. This means the Trustees are again in a position to make further grants, and they expect to do so in the coming year.

Signed on behalf of the Trustees



A Redfern
Treasurer
30 October 2024

CPD TRUST FUND

INDEPENDENT EXAMINERS REPORT TRUSTEES OF THE CPD TRUST FUND

FOR THE YEAR ENDED 31 DECEMBER 2023

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2023 which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



tcp (gb) group limited
1 Crow Hill Drive
Mansfield
Nottinghamshire
NG19 7AE

30 October 2024

CPD TRUST FUND
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2023

	2023		2022	
	£	£	£	£
RECEIPTS				
Rents receivable		29,500		29,500
Other income		-		3,928
Bank interest received		1,393		150
		30,893		33,758
PAYMENTS				
GRANTS PAID				
	-		-	
MANAGEMENT AND ADMINISTRATION				
Bank fees		92		82
Accountancy fees		420		398
Professional fees		3,611		
		4,123		480
SURPLUS OF INCOME OVER EXPENDITURE		£26,770		£33,098

CPD TRUST FUND

**STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
CURRENT ASSETS				
Kingdom Bank	163,887		10	
CAF Gold Account	-		165,083	
CAF Cash Account	-		369	
Natwest Account	28,344		-	
Income debtor	7,375		7,375	
Loan to Carpenters Arms (Homes for the Homeless) (Note 2)	-		-	
	199,606		172,837	
CURRENT LIABILITIES				
Accruals	500		500	
NET CURRENT ASSETS		199,106		172,337
NET ASSETS		£ 199,106		£ 172,337
REPRESENTED BY ACCUMULATED FUND				
Opening balance		172,337		139,239
Surplus/(Deficit) for the year		26,769		33,098
		£ 199,106		£ 172,337

CPD TRUST FUND

**NOTES TO THE ACCOUNTS
31 DECEMBER 2023**

1. ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on a receipts and payments basis.

C P D TRUST FUND

England & Wales - Charity number 328370

Accounts

REGISTERED CHARITY NUMBER 328370

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022
FOR
CPD TRUST FUND**

CPD TRUST FUND

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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CPD TRUST FUND
GENERAL INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2022

CHARITY NUMBER 328370

PRINCIPAL ADDRESS A Redfern
Constantia House
Cavendish Road
Matlock
Derbyshire
DE4 3GY

INDEPENDENT EXAMINERS tcp (gb) group limited
10 the triangle
ng2 business park
nottingham
ng2 1ae

BANKERS CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Kingdom Bank
Ruddington Fields Business Park
Mere Way
Ruddington
Nottingham
NG11 6JS

CPD TRUST FUND

TRUSTEES ANNUAL REPORT FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

Introduction

The CPD Trust Fund is a registered charitable trust.

Trustees

The Trustees during the year and at the year-end were:

David P Negus
Andrew J Redfern
Jane A Taft

All Trustees were appointed under the terms of the Trust Deed.

Aims and Organisation

The Trust Fund was commenced in December 1988.

The objectives of the Trust are

- the advancement of the Christian Faith
- the relief of poverty, hunger and disease
- the advancement of education
- the provision of facilities for the sick, disabled and disadvantaged.

Review of Financial Activities and Affairs

The Trust's income during the year continued to comprise the ground rent receivable in respect of the former Warde Aldam Hospital site near Rotherham. In addition it received interest on both the balance of cash at the bank, and on the loan that was made to the Carpenters Arms Trust (previously 'Homes for the Homeless').

Having received an indication that the Carpenters Arms Trust wished to re-finance its loan to support further expansion of their charitable work, the Trustees of the C P D Trust held on-line meetings to consider their response to these proposals. The outcome was a full repayment of the outstanding balance, which occurred in March 2022. It was previously indicated in the Notes to the Accounts that the loan to the Carpenters Arms Trust was interest-free, but this was an error. The loan, which was originally accompanied by a £150,000 grant, carried interest of 2.0% per annum. The accrued amount of £3,928 was included in the redemption payment.

The Trustees did not meet in person during the 2022 financial year. However, they maintained contact with each other to: -

- a) Review reports on the use of grants previously made.
- b) Monitor the utilisation of the Trust's previous grant to the Carpenters Arms Trust and the implications of their proposed refinancing on the Trust's outstanding loan.
- c) Consider the progress of certain other projects to which the Trust may be asked to make substantial contributions at a future stage of their development

The Trustees plan to meet in person during 2023, to consider applications for funding and confirm the appointment of one or more new Trustees to facilitate succession planning. They will also note the outcome of a pending rent review for Warde Aldam, which is likely to increase the future level of regular income.

CPD TRUST FUND

TRUSTEES ANNUAL REPORT FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

Grants Paid in the Year

The Trust did not make any new grants during the year.

The Trustees retain their preference for making substantial, one-off donations that will have a transformational impact. In recent years this has not been possible due to the low level of funds that remained following the assistance given to the Carpenters Arms Trust. However, as previously reported, a healthy cash position was re-established during 2022. Since then the continuing income of £7,375 per quarter from Warde Aldam combined with the repayment of the Carpenters Arms loan, means that the Trust now has the resources to consider new applications.

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment. Where possible the Trust seeks to provide seed capital enabling the recipient charity to obtain match funding or grant assistance elsewhere to complete the total project funding.

In exceptional cases, the Trust may consider making a grant (and/ or loan) amounting to the whole or most of the cost of the project. Smaller grants to enhance existing charitable work, or add a dimension to it, may also be considered. The Trust does not normally make grants to assist with day-to-day running costs.

In normal circumstances, the regular income available to the Trust consists mainly of the ground rent on Warde Aldam. A rent review is in progress under the terms of the lease. This is likely to increase the Trust's income somewhat in future years, with an accompanying impact on the Trustees' capacity for grant making. They have remained in contact during 2022 and will meet during 2023 for an update on Christian projects that are eligible for the Trust's assistance and may benefit from it in due course.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022
(CONTINUED)

Adopted Policy on Reserves

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment.

In exceptional cases, the Trust may consider making a grant (and/ or loan) amounting to the whole or most of the cost of the project. This happened in the case of a property at Kegworth which enabled its purchase by The Carpenters Arms Trust (previously 'Homes for the Homeless'). A temporary consequence was to reduce the reserves of the Trust to a very low level.

However, the subsequent income has increased the reserves and the Trust had net assets of £172,337 at the end of 2022. This means the Trustees are again in a position to make further grants and may do so in the coming year.

Signed on behalf of the Trustees



A Redfern
Treasurer
24 October 2023

CPD TRUST FUND

INDEPENDENT EXAMINERS REPORT TRUSTEES OF THE CPD TRUST FUND

FOR THE YEAR ENDED 31 DECEMBER 2022

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2022 which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



tcp (gb) group limited
10 the triangle
ng2 business park
nottingham
ng2 1ae

24 October 2023

CPD TRUST FUND
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022		2021	
	£	£	£	£
RECEIPTS				
Rents receivable		29,500		29,500
Other income		3,928		-
Bank interest received		150		-
		33,758		29,560
PAYMENTS				
GRANTS PAID				
	-		-	
MANAGEMENT AND ADMINISTRATION				
Bank fees	82		97	
Accountancy fees	398		396	
		480		493
SURPLUS OF INCOME OVER EXPENDITURE		£33,098		£ 29,007

CPD TRUST FUND
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2022

	2022		2021	
	£	£	£	£
CURRENT ASSETS				
Kingdom Bank	10		10	
CAF Gold Account	165,083		52,838	
CAF Cash Account	369		367	
Income debtor	7,375		-	
Loan to Carpenters Arms (Homes for the Homeless) (Note 2)	-		86,900	
	172,837		140,115	
CURRENT LIABILITIES				
Accruals	500		876	
NET CURRENT ASSETS		172,337		139,239
NET ASSETS		£ 172,337		£ 139,239
REPRESENTED BY ACCUMULATED FUND				
Opening balance		139,239		110,232
Surplus/(Deficit) for the year		33,098		29,007
		£ 172,337		£ 139,239

CPD TRUST FUND

**NOTES TO THE ACCOUNTS
31 DECEMBER 2022**

1. ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on a receipts and payments basis.

2. CARPENTERS ARMS

During 2020 the Trust made a grant and also a loan to The Carpenters Arms Trust (previously 'Homes for the Homeless'). This is a trust that runs Christian residential addiction recovery centres. The purpose of the grant and the loan was to enable the charity to purchase a property to be used to continue their work. The loan carried interest at the rate of 2.0% per annum. It was fully repaid during 2022

C P D TRUST FUND

England & Wales - Charity number 328370

Accounts

REGISTERED CHARITY NUMBER 328370

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
CPD TRUST FUND**

CPD TRUST FUND

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FOR THE YEAR ENDED 31 DECEMBER 2021**

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CPD TRUST FUND
GENERAL INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2021

CHARITY NUMBER 328370

PRINCIPAL ADDRESS A Redfern
Constantia House
Cavendish Road
Matlock
Derbyshire
DE4 3GY

INDEPENDENT EXAMINERS tcp (gb) group limited
10 the triangle
ng2 business park
nottingham
ng2 1ae

BANKERS CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Kingdom Bank
Ruddington Fields Business Park
Mere Way
Ruddington
Nottingham
NG11 6JS

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

Introduction

The CPD Trust Fund is a registered charitable trust.

Trustees

The Trustees during the year and at the year-end were:

David P Negus
Andrew J Redfern
Jane A Taft

All Trustees were appointed under the terms of the Trust Deed.

Aims and Organisation

The Trust Fund was commenced in December 1988.

The objectives of the Trust are

- the advancement of the Christian Faith
- the relief of poverty, hunger and disease
- the advancement of education
- the provision of facilities for the sick, disabled and disadvantaged.

Review of Financial Activities and Affairs

The Trust's income during the year comprised the ground rent receivable in respect of the former Warde Aldam Hospital site near Rotherham. The cessation of interest payments on the Trust's bank balances meant there was no income from that source.

Due to the temporarily low level of the Trust's assets and taking a cautionary approach to the risk of Covid-19 infection, the Trustees did not meet in person during the 2021 financial year.

However, they maintained contact with each other to: -

- a) Review reports on the use of grants previously made.
- b) Monitor the utilisation of the Trust's previous grant to 'Homes for the Homeless' (Leicestershire) and the consequences of their proposed refinancing on the Trust's outstanding loan.
- c) Consider the progress of certain other substantial projects to which the Trust may be asked to contribute at a future stage of their development.
- d) Note the repayment of a further £10,000 by the Trust to one of its Trustees, this being the outstanding balance of a loan to the Trust which means it has no outstanding liabilities.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021
(CONTINUED)

Grants Paid in the Year

The Trust had insufficient assets brought forward and accumulated during the year, to make any grants during 2021. However, the Trustees received updates on the intended purchase of 'The Carpenters Arms' property by Homes for the Homeless. The proposed funding arrangements included a refinancing of the £110,000 loan that the Trust made to the charity alongside a £150,000 grant – both of which funded an earlier purchase of a separate property by Homes for the Homeless.

This refinancing was completed after the end of the 2021 financial year, culminating in the repayment to the Trust of the outstanding balance of its loan to 'Homes for the Homeless'. This combined with monthly instalments of £1,100 that were received for the whole of 2021 prior to the repayment, and continuing income of £7,375 per month as ground rent on the Warde Aldam hospital site, have re-established a healthy cash position.

In addition the remaining £10,000 of the loan by one of the Trustees to the Trust, which was provided to facilitate the support offered to 'Homes for the Homeless' during 2020, was repaid from income during 2021. Consequently the Trust no longer has any outstanding liabilities and the whole of the continuing quarterly income from the Warde Aldam ground rent will be available for future grant making.

The Trustees have remained in contact during 2022 and will meet for an update on the progress of further projects that are eligible for the Trust's assistance and may benefit from it in due course.

CPD TRUST FUND


TRUSTEES ANNUAL REPORT FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021 (CONTINUED)

Adopted Policy on Reserves

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment. Where possible the Trust seeks to provide seed capital enabling the recipient charity to obtain match funding or grant assistance elsewhere to provide the total project funding.

In exceptional cases, the Trust may consider making a grant (and/ or loan) amounting to the whole or most of the cost of the project. For the reasons of sustainability and viability already explained, the Trustees decided to do this in the case of the property at Kegworth which enabled its purchase by Homes for the Homeless. A consequence of this decision was temporarily to reduce the reserves of the Trust to a very low level. The net assets of £139,239 at the end of the year included £86,900 in the form of the outstanding loan to 'Homes for the Homeless'. Since then the loan has been repaid, which together with other income has consolidated the cash position. The Trustees are again in a position to make further grants and may do so in the coming year

Signed on behalf of the Trustees



A Redfern
Treasurer
14 October 2022

CPD TRUST FUND
INDEPENDENT EXAMINERS REPORT
TRUSTEES OF THE CPD TRUST FUND
FOR THE YEAR ENDED 31 DECEMBER 2021

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021 which are set out on pages 6 to 8.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



tcp (gb) group limited
10 the triangle
ng2 business park
nottingham
ng2 1ae

14 October 2022

CPD TRUST FUND
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021		2020	
	£	£	£	£
RECEIPTS				
Rents receivable		29,500		29,500
Bank interest received		-		60
		29,500		29,560
PAYMENTS				
GRANTS PAID				
Donation to Home for the Homeless, Nottingham	-		150,000	
MANAGEMENT AND ADMINISTRATION				
Bank fees	97		60	
Accountancy fees	396		420	
		493		150,480
SURPLUS OF (EXPENDITURE) OVER INCOME		£ 29,007		£ (120,920)

CPD TRUST FUND
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2021

	<u>2021</u>		<u>2020</u>	
	£	£	£	£
CURRENT ASSETS				
Kingdom Bank	10		10	
CAF Gold Account	52,838		20,235	
CAF Cash Account	367		367	
Income debtor	-		-	
Loan to Carpenters Arms (Homes for the Homeless) (Note 2)	86,900		100,100	
	<u>140,115</u>		<u>120,712</u>	
CURRENT LIABILITIES				
Other creditor	-		10,000	
Accruals	876		480	
			<u>10,480</u>	
NET CURRENT ASSETS		139,239		110,232
NET ASSETS		<u>£ 139,239</u>		<u>£ 110,232</u>
REPRESENTED BY ACCUMULATED FUND				
Opening balance		110,232		231,152
Surplus/(Deficit) for the year		29,007		(120,920)
		<u>£ 139,239</u>		<u>£ 110,232</u>

CPD TRUST FUND

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

1. ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on a receipts and payments basis.

2. CARPENTERS ARMS

During 2020 the Trust made a grant and also a loan to The Carpenters Arms, a trust that runs Christian residential addiction recovery centres. The purpose of the grant and the loan was to enable the charity to purchase a property to be used to continue their work. No interest was charged on the loan. For the whole of 2021 the loan was being repaid at £1,100 per month. Since the end of the financial year the entire balance of the loan has been repaid.

C P D TRUST FUND

England & Wales - Charity number 328370

Accounts

REGISTERED CHARITY NUMBER 328370

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
CPD TRUST FUND**

CPD TRUST FUND

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CPD TRUST FUND
GENERAL INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2020

CHARITY NUMBER 328370

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BANKERS CAF Bank Ltd
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Kingdom Bank
Ruddington Fields Business Park
Mere Way
Ruddington
Nottingham
NG11 6JS

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

Introduction

The CPD Trust Fund is a registered charitable trust.

Trustees

The Trustees during the year and at the year-end were:

David P Negus
Andrew J Redfern
Jane A Taft

All Trustees were appointed under the terms of the Trust Deed.

Aims and Organisation

The Trust Fund was commenced in December 1988.

The objectives of the Trust are

- the advancement of the Christian Faith
- the relief of poverty, hunger and disease
- the advancement of education
- the provision of facilities for the sick, disabled and disadvantaged.

Review of Financial Activities and Affairs

During the year the Fund's main income continued to comprise the ground rent receivable in respect of the former Ward Aldam Hospital near Rotherham, and a small amount of investment income in the form of interest received.

Due to restrictions arising from the Covid-19 Pandemic the Trustees did not meet in person during the 2020 financial year.

However, they maintained contact with each other to: -

- a) review reports on the use of grants previously made
- b) monitor the Trust's investments, including the current rates of interest and the amount of the monthly charge being levied by the Trust's bankers
- c) consider grant applications for projects that unfortunately did not meet the criteria for funding by the Trust
- d) further explore ways to publicise the Trust's funding priorities, thereby increasing the number of applications relevant to these and reducing the number of failed applications
- e) note the progress of certain substantial projects to which the Trust may be asked to contribute at a future stage of their development
- f) formalise their decision to make a substantial grant and loan to Homes for the Homeless(Leicestershire), to assist this charity with the purchase of a property.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020
(CONTINUED)

Grants Paid in the Year

One grant was made in the 2020 financial year, together with an accompanying loan. Taken together, these were the Trust's response to an application and presentation from Homes for the Homeless (Leicestershire) during the 2019 financial year, when an 'in principle' decision was reached to offer assistance to the charity.

'Homes for the Homeless' provides a successful, Christian-oriented drug rehabilitation programme for homeless people whose substance misuse is a major barrier to their successful resettlement, the fulfilment of their aspirations and their physical, mental and spiritual wellbeing. The service is delivered around a number of properties in the Loughborough and Kegworth areas. Its purpose, ethos and geographical location all align with the priorities of the Trust. Moreover, its preference is to fund substantial projects, primarily capital expenditure on fixed assets such as buildings and equipment.

Consequently, the Trustees decided in 2019 to make a grant of £150,000 to 'Homes for the Homeless' thus enabling the charity to purchase outright from the landlord a property in Kegworth, which it had previously been leasing. The grant was accompanied by a loan of £110,000 repayable to the Trust (with interest at 2.0% per annum calculated on a daily basis) at the level of £1,100 per month until it has been fully repaid.

These 'in principle' decisions were subject to the receipt of assurances regarding the value of the property to be purchased, and its availability as security for the loan. Satisfactory responses on these points were duly received, and in March 2020 the C.P.D Trust paid a total of £260,000 to 'Homes for the Homeless' (comprising £150,000 of grant and £110,000 of loan). On completion of the purchase a first charge on the property was granted to the Trust as security for its loan.

Since the amount of the loan repayment is less than the previous rental cost the charity will derive a significant financial benefit, to be reinvested in the work it does with beneficiaries. For this and other reasons the Trustees were keen to support an outright purchase of the property, but in March 2020 the reserves of the Trust fell short of what was needed to achieve this. Consequently, one of the Trustees made an interest-free loan of £30,000 to the Trust. This was to be repaid from the proceeds of the payments by Homes for the Homeless (£1,100 per month beginning in April 2020) and those in respect of the former Warde Aldam Hospital site (£7,375 per month) both of which have continued as expected. £20,000 of the loan was repaid to the Trustee later in 2020, leaving £10,000 outstanding at the end of the year, the whole of which was repaid in the 2021 financial year.

£100,100 of the loan to 'Homes for the Homeless' remained outstanding at the end of 2020, £13,200 of which falls due for repayment in the 2021 financial year. The remainder (plus accrued interest) is repayable in 2022 and subsequent years.

CPD TRUST FUND
TRUSTEES ANNUAL REPORT
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020
(CONTINUED)

Adopted Policy on Reserves

The Trust exists principally to assist other Christian Charities to fund major projects, normally involving significant capital expenditure and usually for the provision of buildings or fixed equipment. Where possible the Trust seeks to provide seed capital enabling the recipient charity to obtain match funding or grant assistance elsewhere to provide the total project funding.

In exceptional cases, the Trust may consider making a grant (and/ or loan) amounting to the whole or most of the cost of the project. For the reasons of sustainability and viability already explained, the Trustees decided to do this in the case of the property at Kegworth which enabled its purchase by Homes for the Homeless. A consequence of this decision was to reduce the reserves of the Trust to a very low level. The net assets of £110,232 at the end of the year included £100,100 in the form of the outstanding loan to 'Homes for the Homeless'. Since then the continuing repayments and other income have consolidated the cash position. However, it is likely to be several years before the Trustees are in a position to make another substantial capital grant. Smaller projects may still be considered in the meantime.

Signed on behalf of the Trustees

A Redfern
Treasurer
27 October 2021

CPD TRUST FUND
INDEPENDENT EXAMINERS REPORT
TRUSTEES OF THE CPD TRUST FUND
FOR THE YEAR ENDED 31 DECEMBER 2020

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Independent examiner's statement

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1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



tcp (gb) group limited
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27 October 2021

CPD TRUST FUND
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2020

	2020		2019	
	£	£	£	£
RECEIPTS				
Rents receivable		29,500		29,500
Bank interest received		60		549
		29,560		30,049
PAYMENTS				
GRANTS PAID				
Donation to Home for the Homeless, Nottingham	150,000			
Donation to Hope, Nottingham	-		9,144	
MANAGEMENT AND ADMINISTRATION				
Bank fees	60		60	
Accountancy fees	420		360	
		150,480		9,564
SURPLUS OF (EXPENDITURE) OVER INCOME		£ (120,920)		£ 20,485

CPD TRUST FUND
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2020

	2020		2019	
	£	£	£	£
CURRENT ASSETS				
Kingdom Bank	10		79,747	
CAF Gold Account	20,235		123,450	
CAF Cash Account	367		21,360	
Income debtor	-		7,375	
Loan to Carpenters Arms (Homes for the Homeless) (Note 2)	100,100		-	
	120,712		231,932	
CURRENT LIABILITIES				
Other creditor (Note 3)	10,000		-	
Accruals	480		780	
	110,232		231,152	
NET CURRENT ASSETS		110,232		231,152
NET ASSETS		£ 110,232		£ 231,152
REPRESENTED BY ACCUMULATED FUND				
Opening balance		231,152		210,667
(Deficit) / Surplus for the year		(120,920)		20,485
		£ 110,232		£ 231,152

CPD TRUST FUND
NOTES TO THE ACCOUNTS
31 DECEMBER 2020

1. ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on a receipts and payments basis.

2. CARPENTERS ARMS

During the year the Trust made a grant and also a loan to The Carpenters Arms, a trust that runs Christian residential addiction recovery centres. The purpose of the grant and the loan was to enable the charity to purchase a property to be used to continue their work. The loan is being repaid at £1,100 per month. There is no interest charged.

3. OTHER CREDITOR

This relates to funds lent to the Trust by Andrew Redfearn, the treasurer. The initial amount was £30,000, £20,000 of which was repaid during 2020. The balance will be repaid in 2021. There is no interest being charged.